



**SOUTH END LANDMARK DISTRICT COMMISSION  
PUBLIC HEARING STAFF NOTES**

*Held virtually via Zoom*

**June 7, 2022**

**Commissioners Present:** Fabian D'Souza, Catherine Hunt, and John Freeman

**Commissioners Absent:** John Amodeo, Diana Parcon

**Staff Present:** Rachel Ericksen, Preservation Planner; Kira Torrieri, Preservation Assistant

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

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**5:35 PM:** Interim Chair F. D'Souza called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Lauren Bennett of the Boston Sun was present.

Following this brief introduction he called the first Design Review application.

**DESIGN REVIEW**

**APP # 22.1240 SE**

**TIME: 5:39PM**

**ADDRESS: 1701 WASHINGTON AVENUE**

Applicant: Karin Goodfellow

Proposed Work: Install new mural.

**Project Representative:** Karin Goodfellow was the project representative.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners explained discussed the South End's policy regarding murals and explained the importance of a maintenance plan. They also asked how the mural would be removed if needed.

**Public Comment:** The South End Landmarks Commission received 41 letters in support of the project and 2 letters in opposition. Mark Pasnik, Boston Art Commission, expressed his support for the project. Kate Bennet, BHA, supported the application. Kai Grant voiced support for both the artist and the mural. Lueteshia Raymond supported the project. Nate Cotter, neighbor, supported the project. Euka Holmes spoke in favor of the application. Rob (no last name given) supported the project. Mariama White-Hammond, Chief of the Environment Department, spoke in support of the application. Larry Kim supported the project.



**J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**

- **Confirm City requirements for mural installation are met.**
- **Applicant must commit to maintaining the mural over time.**

**APP # 22.1203 SE**

**TIME: 6:12 PM**

**ADDRESS: 374 D COLUMBUS AVENUE**

Applicant: Karen Pressman

Proposed Work: Remove rear window and replace with door.

**Project Representative:** Karen Pressman was the project representative.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the window and proposed door.

**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**

- **Door must look like a window. Drawing should be resubmitted to staff to confirm.**
- **Details remanded to staff.**

**APP # 22.1162 SE**

**TIME: 6:25 PM**

**ADDRESS: 526 TREMONT STREET**

Applicant: Jason Parillo

Proposed Work: Install new signage at sign band and new window graphics.

**Project Representative:** Jason Parillo and Noelle Roderick Drewicz were the project representatives.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the appropriateness of the signage and the proposed materials.

**Public Comment:** There was no public comment.



**J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**

- **Provide cut of light for staff approval.**

**APP # 22.1094 SE**

**TIME: 6:33 PM**

**ADDRESS: 561 MASSACHUSETTS AVENUE**

Applicant: Jeffrey Klug

Proposed Work: Install new roof deck at existing detached garage

**Project Representative:** Jeffrey Klug was the project representative.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the railing.

**Public Comment:** There was no public comment.

**J. Freeman motioned to continue the application. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**

- **Roof deck and railing must not be visible from a public way.**

**APP # 22.1145 SE**

**TIME: 6:44 PM**

**ADDRESS: 110-128 DARTMOUTH STREET**

Applicant: Keenan Brinn

Proposed Work: Install a small cell facility, replace existing light pole with a double acorn pole.

**Project Representative:** Keenan Brinn was the project representative.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the precedent in the South End for replacing light poles and installing small cells.

**Public Comment:** There was no public comment.

**C. Hunt motioned to approve the application as submitted. J. Freeman seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**



**APP # 22.1249 SE**

**TIME: 6:49 PM**

**ADDRESS: 5 WORCESTER STRSQAREEET**

Applicant: Joel Rubiera

Proposed Work: On ground floor, reopen light well, install new windows; Install new roof deck; Install new sloped staircase pent-house with pitched rubber roof.

**Project Representatives:** Harry Collings and Carlos Medina were the project representatives.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the roof deck and headhouse.

**Public Comment:** There was no public comment.

**C. Hunt motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**

- **Revise drawing to ensure roof deck and headhouse are not visible.**
- **Details remanded to staff.**

**APP # 22.1250 SE**

**TIME: 7:00 PM**

**ADDRESS: 40 UNION PARK**

Applicant: Robert Paladino

Proposed Work: Replace all existing windows, replace existing front door, install new street-level entry door, new doorbell; new window beneath stoop, enlarge existing well in front garden; new dormer structure; new roof deck and roof hatch above new dormer.

**Project Representatives:** Robert Paladino and Zack Giffa were the project representatives.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the window well details. They also explained that the windows and rear dormer are likely not original.

**Public Comment:** The South End Landmarks Commission received one letter of support for the project.

**J. Freeman motioned to approve the application as submitted. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**



**APP # 22.1247 SE**

**TIME: 7:33 PM**

**ADDRESS: 595 ALBANY STREET**

Applicant: Andrew Brassard

Proposed Work: Construct a 6-story mixed use building.

**Project Representative:** Catriel (no last name given) was the project representative.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the fasteners, the material of the exposed wall, and

**Public Comment:** The South End Landmarks Commission received one letter supporting the project. Mark Lacasse, legal council for the project, confirmed the Commissioner's understanding of the project status.

**J. Freeman motioned to approve the demolition as submitted. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**

**J. Freeman motioned to approve the remainder of the application with provisos. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**

- Any changes to the design must return to the Commission.
- Applicant must return to present project details at the 70% construction and demolition phase.
- Provide all details to staff.
- Notify staff of mock-ups.

**APP # 22.1248 SE**

**TIME: 8:04 PM**

**ADDRESS: 80 EAST BERKELEY STREET**

Applicant: Ronald M. Druker

Proposed Work: Demolish existing auto repair shop, and construct a 10-story mixed use building.

**Project Representative:** Ronald Druker and Doug Kelleher were the project representatives.

**Documents Presented:** Photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed

**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the application as submitted. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**



## ADMINISTRATIVE REVIEW/ APPROVAL

### APP # 22.1184 SE

**26 Appleton Street:** Replace copper skirt at roof, replace gutters, trim boards and railing in-kind.

### APP # 22.1206 SE

**6 Claremont Park:** Replace rubber roof in-kind.

### APP # 22.1207 SE

**8 Claremont Park:** Replace rubber roof in-kind.

### APP # 22.1212 SE

**27 East Springfield Street:** Repoint front facade, restore all brownstone sills and lintels and repaint in kind, replace wooden trim where necessary, remove and replace existing shingles with new.

### APP # 22.1252 SE

**32 Rutland Square:** Chip hollow cement from front stairs as needed, refinish, and repaint with Tammscoat to match existing.

### APP # 22.1242 SE

**524 Shawmut Avenue:** Replace damaged gutters with new copper gutters, install new downspouts.

### APP # 22.1250 SE

**40 Union Park:** Repair & restore existing stone stoop, repair & restore wood bay at second floor.

### APP # 22.1131 SE

**28 Upton Street:** Replace stoop door with new.

### APP # 22.1238 SE

**53 Warren Avenue #3:** Replace three windows at head house in-kind.

### APP # 22.1237 SE

**26 Wellington Street:** Repoint existing chimney.

### APP # 22.1257 SE

**165 West Brookline:** Repaint exterior to match existing, repoint brick at stoop cheek wall in kind. APP # 22.1123 SE 204 West Brookline Street: Repair fire escape in-kind.

### APP # 22.1251 SE

**153 West Canton Street:** Repoint front facade, refinish lintels and sills to match existing.



**APP # 22.0939 SE**

**104 West Concord Street:** Remove roof deck; repair mansard and replace three windows in-kind.

**APP # 22.1127 SE**

**135 West Concord Street:** Replace seven non-original two-over-two wood windows in kind with wood two-over-two windows.

**APP # 22.1249 SE**

**5 Worcester Square:** Rehabilitate door to be centered in existing stoop; Refurbish and rehabilitate front and storm doors.

**J. Freeman motioned to approve the Administrative Review/Approval applications as submitted. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**

**RATIFICATION OF HEARING MINUTES**

**C. Hunt motioned to approve the 5/3/2022 hearing minutes. J. Freeman seconded the motion. The vote was 3-0 (Y: JF, CH, FD) (N: None) (Abs: None).**

**Adjourn – 8:38 PM**